

1 The Westfield-Washington Advisory Plan Commission held a meeting on
2 Monday, May 17, 2010 scheduled for 7:00 PM at the Westfield City Hall.

3
4 **Opening of Meeting:** 7:00 PM

5
6 **Roll Call:** Note Presence of a Quorum

7
8 **Commission Members Present:** Dan Degnan, Pete Emigh, William Sanders, Cindy
9 Spoljaric, Robert Smith, Robert Spraetz, Danielle Tolan and Steve Hoover.

10
11 **City Staff Present:** Kevin Todd, AICP, Senior Planner; Ryan Schafer, Planner I; and
12 Brian Zaiger, City Attorney

13
14 **Approval of the Minutes:**

15
16 Motion: To approve the May 3, 2010 Meeting Minutes as presented.

17
18 Motion by: Hoover; Second by Spraetz; Vote: Passed by Voice Vote

19
20 Todd reviewed the Public Hearing Rules & Procedures.

21
22 Smith announced changes to the order of the agenda.

23
24
25 **NEW BUSINESS**

26
27 Case No. 1005-DP-04 & 1005-SIT-04

28 Petitioner City of Westfield

29 Description 17944 Grassy Branch Road; Petitioner requests Development Plan and
30 Site Plan Review for a proposed 7,500 square foot Fire Station, located in
31 the SF-2 District.

32
33 Schafer stated that there have been no changes to this petition since the first introduction
34 and that staff is requesting a motion tonight.

35
36 Spoljaric asked if there are plans for future expansion and how many trucks will be
37 contained within the building on site.

38
39 Chief Burtron responded that there are no plans for expansion and there are two drive-
40 through bays for one fire engine initially with the possibility of an ambulance in the
41 future.

42
43 A Public Hearing opened at 8:09 p.m.

44

1 Mr. Jeff Robbins asked about the timing of the project as far as building and
2 functionality; he also expressed concern regarding procedures such as when the sirens
3 will be turned in during the night.

4
5 Mr. Jeff Burton expressed concern regarding noise lowering property values.

6
7 The Public Hearing closed at 8:13 p.m.

8
9 Chief Burtron stated that this project was in cooperation between the City and the School
10 Corporation; he further stated the ground breaking is scheduled for June 8 and occupation
11 is planned for by the summer of 2011. He also responded to the noise issue stating there
12 really is no need for fire apparatus or an ambulance to be leaving the bay at 2:00 a.m.
13 with sirens full blaring and disturbing neighbors.

14
15 Schafer responded to the concern about property values stating during the Board of
16 Zoning Appeals process, staff discussed this concern and believes this development could
17 potentially raise property values and decrease insurance rates for neighboring structures.

18
19 Motion: To approve 1005-DP-04 & 1005-SIT-04 as presented.

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21 Motion by: Emigh; Seconded by: Spraetz; Vote: 8-0

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24 **OLD BUSINESS**

25
26 Case No. 1003-PUD-03
27 Petitioner Herman & Kittle Properties, Inc.
28 Description 4420 East 146th Street; Petitioner requests a change in zoning of
29 approximately 6.7 acres from the SF-3 District to the Commerce Centre
30 PUD District.

31
32 Todd presented the petition which is a change of zoning request. He stated the petitioner
33 is seeking to develop the site as self storage facility in the rear portion of the property and
34 garden office buildings along 146th Street. Todd stated that since the public hearing on
35 March 1, the petitioner has met with neighbors several times and as a result has amended
36 the proposal including the following highlights: flipping the site plan design and location
37 of the drive, prohibiting the use of veterinarian offices, tree preservation, buffer yard,
38 additional five feet for the west side setback line, provided a tree inventory, and enhanced
39 the architectural and roof design requirements for all buildings on the site.

40
41 Mr. Steve Hardin, Baker & Daniels, presented further details of the project and discussed
42 the petition history including a neighbor meeting, the buffer area, tree counts, tree
43 preservation plan.

1 Mr. Scott discussed the buffer area inventoried which included trees 4" or greater which
2 included 200 trees, and 16 different species. He also discussed the mature trees in the
3 buffer area which are as tall as 50-60 feet.

4
5 Spoljaric asked about location of truck turn around areas.

6
7 Hardin showed the updated plan where the entrance had been moved to the east at
8 neighbor's request which freed up the maneuverability within the area.

9
10 Hardin stated additionally there was an increased set back along the western edge of the
11 property. He also stated that neighbors' input and preferences were considered regarding
12 architectural design and roof design.

13
14 Spoljaric asked about the project timeline.

15
16 Ms. Erica Scott responded that the project should be starting September/October and
17 about one year to completion.

18
19 Degnan stated in the Comprehensive Plan one of the descriptions talks about this area
20 being suburban residential, and this is a stretch that this project is suburban residential
21 although the staff report states this is acceptable.

22
23 Zaiger responded this particular piece is probably not ideally situated for residential units.

24
25 Todd added to Zaiger's comments stating there is a statement in the Comprehensive Plan
26 for this particular area, which talks about there being applicable or compatible infill
27 development to be considered in order to avoid sprawl. He continued stating this is an
28 infill project; a site being development between an existing residential development and
29 an existing utility use and further east an existing commercial center.

30
31 Motion: To send 1003-PUD-03 to the Westfield City Council with a positive
32 recommendation.

33
34 Motion by: Emigh; Seconded by: Hoover; Vote: 7-1 (Sanders)

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36
37 Case No. 1004-DP-03 & 1004-SIT-03
38 Petitioner Weihe Engineers
39 Description 2001 East 151st Street; Petitioner requests a Development Plan and Site
40 Plan Review for a proposed building expansion of 17,797 square feet to
41 the Wal-Mart building, located in the SB-PD District.
42

43 Todd reviewed the proposed petition and outstanding items from the May 3 Commission
44 meeting, including sidewalk issue/connectivity, loading berth request being reduced, and
45 traffic impact study. He stated staff has determined from the traffic impact study that the

1 proposed development plan and adjacent thoroughfares are adequate to accommodate the
2 new expansion. Todd added that a fourth item, which was brought up previously
3 regarded outdoor storage, and staff has reviewed this issue and is prepared to take
4 enforcement action on this issue.

5
6 Hoover asked where the loading dock requirement comes from.

7
8 Todd responded from the Westfield Zoning Ordinance and a formula based on whether
9 the project is a retail center and the number of square feet.

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11 Motion: To approve 1004-DP-03 & 1004-SIT-03 as presented.

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13 Motion by: Emigh; Seconded by: Spraetz; Vote: 7-1 (Sanders)

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15
16 Case No. 1004-PUD-05
17 Petitioner KRG Bridgewater LLC
18 Description Northwest corner of 146th Street and Gray Road; Petitioner requests an
19 amendment to Section 14 of The Bridgewater PUD; modifying standards
20 regarding signage for the Bridgewater Marketplace.

21
22 Schafer stated that since the last appearance, the petitioner has made the recommended
23 changes voiced by the Commission including, newly revised set of renderings for the sign
24 structures reflecting current placement on the property and the size area, and placement of
25 tenant signs at the clock tower which are now further away. He further stated staff has
26 reviewed the amendment language changes and determined them to be properly cited
27 throughout the amendment.

28
29 Todd shared renderings of the tenant sign exhibit and the clock tower signage exhibit.

30
31 Hoover stated he did review the documents in some detail and did not find anything not
32 addressed by the petitioner based on previous discussions and is very satisfied.

33
34 Motion: To send 1004-PUD-05 to the City Council with a positive recommendation.

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36 Motion by: Hoover; Seconded by: Sanders; Vote: 8-0

37
38 **CITY COUNCIL LIAISON**

39
40 Hoover reported on the Council's approval of a one year impact sewer, water, impact,
41 connection fee reduction of roughly 50% to try to spur some development in the
42 economic hard times we have been experiencing. He also discussed a couple of projects
43 coming before the Commission including a Westfield Thoroughfare Plan addendum and
44 a new residential development on South Street called Calarama Park.

1 **APC MEMBER COMMENTS**

2
3 Degnan stated he would like to suggest to the Council the idea of an ordinance where the
4 procedural history of an individual property be part of the decision making ability for the
5 APC, which he believes would be helpful.

6
7 **ADJOURNMENT** (8:07)

8
9
10 Approved (date)

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13 _____
14 President, Robert Smith, Esq.

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17 _____
18 Vice President, Cindy Spoljaric

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21 _____
22 Secretary, Matthew S. Skelton, Esq., AICP
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